



Planning Commission Meeting
November 17, 2021 5:30 PM

Tim Haupt called the Planning Commission meeting to order at 5:30 p.m.

PRESENT: Jeff Adie, Scott McColl, Tim Haupt
ABSENT: Mayor Mark Cegelka
OTHERS PRESENT: Law Director Mark Marong, Building Commissioner Bob Rodic

**Motion by Scott McColl second by Jeff Adie to approve the minutes of the
October 20, 2021, Planning Commission Meeting.**

**Yeas—Adie, Haupt, McColl
3 yeas – 0 nays**

Motion carried

OLD BUSINESS:

**REQUEST FOR SITE APPROVAL OF A 30' X 60' METAL STORAGE BUILDING AT 7650
BOND STREET, BOB CULTRONA LANDSCAPING:**

Chief Building Official commented; this item was tabled at the last Planning Commission meeting. There has been no added information submitted regarding the request and recommended to table the item this evening.

**Motion by Jeff Adie second by Scott McColl to table the request for site approval of
an accessory structure at 7650 Bond Street, Bob Cultrona Landscaping.**

**Yeas—Adie, Haupt, McColl
3 yeas – 0 nays**

NEW BUSINESS:

**REQUEST FOR SITE PLAN APPROVAL OF A NEW SINGLE-FAMILY DWELLING AT 7295
RICHMOND ROAD:**

Chief Building Officer Bob Rodic commented; The applicant, Ibrahim Hakki, representing Randell Whitfield the property owner of the property at 7295 Richmond Road is seeking site approval of a new 3,000 square foot single-family dwelling including a raised patio deck. The property is zoned Country Home District, and the requested use is permissible. The application includes the site plan, building elevations and an aerial view. The plan complies with the zoning regulations. The Engineer gave approval of the site plan to include a drain swale on the northern side of the lot.

Law Director Mark Marong questioned if the property owner has any issues with including a drain swale. The applicant motioned he does not have any issues.

Motion by Jeff Adie second by Scott McColl for site plan approval of a new single-family dwelling at 7295 Richmond Road subject to the modification as requested by the Village Engineer for a drain swale and final Engineering approval.

Yeas—Adie, Hauptert, McColl

yeas – 0 nays

REQUEST FOR APPROVAL OF LAND-CLEARING PLAN IN CONJUNCTION WITH THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AT 7295 RICHMOND ROAD:

Chief Building Official Bob Rodic commented; The applicant, Ibrahim Hakki, representing Randell Whitfield the property owner of the property at 7295 Richmond Road is seeking design approval to clear land in anticipation of building a new 3,000 square foot single-family dwelling. The property is zoned Country Home District, and the requested use is permissible. Chapter 1165.02 states that the removal of any tree having a diameter at breast height (DBH) of eight inches (8") or greater shall only be permitted when approved according to Section 1165.06 for the purposes of construction of dwellings, buildings, and structures by the Planning Commission. The applicant and the owner turned in a detailed land clearing plan that includes the name and address of the owner's designee, a copy of the contract, a plan depicting the approximate location of 21 trees to be removed and a GIS view of the lot. The plan complies with the zoning regulations and permitted uses.

Engineer Mike Henry entered the meeting at 5:39 PM.

Tim Hauptert questioned when work on the project will begin. Esbeey Madera, the builder on the project commented; work will begin in approximately 30 days. Ibrahim Hakki, the architect commented, there is one additional tree that will need to be removed that is not on the plan submitted in the application. It is on the southwest side of the driveway.

Motion by Tim Hauptert second by Scott McColl for approval of a land clearing plan as amended by the markings of the Chief Building Official on the plan submitted to include an additional tree to be removed in conjunction with the construction of a new single-family dwelling at Richmond Road.

Yeas— Adie, McColl, Hauptert

3 yeas – 0 nays

Motion carried

REQUEST FOR APPROVAL OF A LANDSCAPE PLAN FOR A NEW SINGLE-FAMILY DWELLING AT 7295 RICHMOND ROAD:

Chief Building Official Bob Rodic commented; The applicant, Ibrahim Hakki, representing Randell Whitfield, the property owner of the property at 7295 Richmond Road, is seeking design approval of a new 3,000 square foot single-family dwelling. The property is zoned Country Home District, and the requested use is permissible. Chapter 1159.02(a) requires that new construction of a residential dwelling shall be required to prepare a landscape plan in compliance with Chapter 1310 of the Building Code. A copy of Chapter 1310 is attached. The applicant has submitted a materials list in addition to the landscape plan specifying quantities. Section 1310.01(a)(1) requires the minimum landscaping to be installed upon the deforested portion of a lot to be either sod lawn or lawn seeded for an appropriate type of grass in a sufficient base of topsoil to allow proper rooting. The submitted plan complies by showing a lawn area. The application includes a landscape plan depicting the materials, locations, planning details, comments and plan mark-ups from the Village Landscape Architect are included.

Discussion took place on a period of time to have the landscaping completed. In the past the Village has come across issues with the installation of landscaping being completed in a timely matter.

Motion by Scott McColl second by Jeff Adie for approval of the landscape plan as amended by the comments of the Village Landscape Architect with the installation of the landscaping to be installed no later than 1 year from the date of this approval for a new single-family dwelling located at 7295 Richmond Road.

**Yeas—Adie, McColl, Haupt
3 yeas – 0 nays**

Motion carried

REQUEST FOR SITE PLAN APPROVAL OF A PATIO DECK AT 29910 PETTIBONE ROAD:

Engineer Mike Henry commented; the Village is seeking site and design approval for raised patio deck structures on the east and west elevations of the train depot structure located at 29910 Pettibone Road in Pettibone Road Park, the property is zoned Village Center Business District. The Village received a grant in the amount of \$150,000 for ADA accessibility that will go toward a portion of the work for decks and ramps at the train depot. One ramp will be located on the west side to a larger deck area and the second will come off of Pettibone Road to a lower deck. The decks will be constructed of wood frame construction supported by posts and anchored to the main structure with composite decking. The handrail and exterior colors will match the trim of the depot. Both decks will feature a lattice screening of the under-deck will be 5' to 6' above the finished grade and white in color.

Engineer Mike Henry and the Law Director explained the grant process. The Village will work to make the decking consistent with other Village Buildings.

Motion by Jeff Adie second by Scott McColl for approval of a site plan request of a patio deck located at 29910 Pettibone Road.

**Yeas—Adie, McColl, Haupt
3 yeas – 0 nays**

Motion carried

ADJOURNMENT

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Scott McColl to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 5:55 p.m.


Planning Commission


Planning Commission Secretary-Lori A. Kovach